



The Common, Dunston - NR14 8PF



## The Common

Dunston, Norwich

Nestled amidst the serene beauty of DUNSTON COMMON, this Grade II Listed DETACHED COTTAGE presents a rare opportunity to live in an EXCLUSIVE LOCATION on the outskirts of NORWICH. Extensively REFURBISHED and EXTENDED, this timeless abode exudes ELEGANCE and CHARM. Spanning approximately 1660+ Sq. ft (stms), the property boasts a WELCOMING HALL ENTRANCE with a VAULTED CEILING and underfloor heating. Doors lead to the spacious 14' SITTING ROOM with underfloor heating and FRENCH DOORS to the courtyard, with the ground floor MAIN DOUBLE BEDROOM suite featuring BUILT-IN WARDROBES and a large en suite wet room. A delightful 17' KITCHEN/DINING ROOM includes ample storage, a BREAKFAST BAR and space for a dining table, complemented by a separate utility room, and a further ground floor bedroom. Upstairs, THREE FURTHER BEDROOMS ensuring ample space for the whole family. while convenience is key with a ground floor W.C and first floor family bathroom completing the picture-perfect layout. A COURTYARD GARDEN, bordered by an enclosed walled boundary, offers the perfect setting for alfresco dining and entertaining, accessed through French doors from the sitting room, hall entrance, and utility room. The allure continues with a spacious patio, ideal for soaking up the sun's rays.



The property's main gardens, situated at the front and side, provide a picturesque backdrop of the common. Enclosed by low level picket fencing and a timber five bar gate.

Council Tax band: D

Tenure: Freehold

- Grade II Listed Detached Cottage
- Extensively Refurbished & Extended
- Approx. 0.25 Acre Plot (stms) Overlooking Dunston Common
- Approx. 1660+ Sq. ft (stms) of Accommodation
- 14' Sitting Room with Underfloor Heating
- 17' Kitchen/Dining Room with Separate Utility Room
- Up to Five Bedrooms
- Short Proximity to Norwich City Centre

Situated on The Common in the sought after village of Dunston, this property enjoys a picturesque countryside setting while remaining conveniently close to a range of local amenities. Just a short walk away is the renowned Dunston Hall Hotel and Golf Club, offering leisure and dining facilities. The neighbouring village of Stoke Holy Cross is a mile away and provides a variety of amenities, including two highly regarded dining establishments, Stoke Mill and The Wildebeest, alongside a traditional fish and chip shop, a local convenience store, and an excellent primary school.



## SETTING THE SCENE

A timber five bar gate opens up to a block paved driveway where a shingle parking area can be found along with an open aspect to the lawn gardens, which sweep around the front and side of the property. A patio with steps leads to a raised entrance, enjoying an ideal space for morning coffee or afternoon sun, with a door taking you to the main hall entrance.

## THE GRAND TOUR

Complete with tiled flooring and under floor heating, this light and bright space sits under a vaulted ceiling with exposed brickwork and timber beams, with a door taking you to the courtyard rear garden. The original property sits to your left, and the extended living space to your right hand side. As you enter the kitchen/dining space, with a window overlooking the courtyard and two side facing windows which ensure excellent natural light, the kitchen offers an array of built-in storage along with a built-in breakfast bar with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, tiled splash-backs run around the work surface with tiled flooring underfoot. The kitchen also includes an integrated fridge freezer and dishwasher, with ample space provided for a dining table or soft furnishings, with a feature fireplace to one side and stairs rising to the first floor. An inner hallway leads off with a further door to the courtyard garden whilst a ground floor bedroom and utility room can be found. The bedroom offers a versatile range of uses with dual aspect views via two windows to the neighbours boundary, with fitted carpet underfoot. The utility room includes space for laundry appliances with a work surface, tiled splash-backs, and built-in pantry storage cupboard with shelving at the far end back to the hall entrance. A useful ground floor W.C with half tiled walls can be found including a white two piece suite and tiled flooring. A formal sitting room centred on a feature exposed brick fireplace and tiled hearth creates a focal point to the room, whilst enjoying dual aspect views to front and rear with French doors leading to the courtyard seating area, with fitted carpet underfloor heating underfoot. A further double bedroom leads off with fitted carpet and underfloor heating, whilst dual aspect views can be found to front and side, along with built-in double wardrobes offering extensive storage. A private ensuite wet room sits to the rear of the property with further extensive storage space, complete with a walk-in shower area including a thermostatically controlled shower, heated towel rail and hand wash basin set within a vanity storage unit with cupboard space below.

Heading upstairs, a carpeted landing leads to three further bedrooms and a family bathroom. The largest bedroom includes a range of built-in wardrobes with the second bedroom including dual aspect views and a further built-in cupboard, and the third bedroom facing towards the courtyard. The family bathroom offers a three piece suite including a mixer shower tap over the bath with tile splash backs and fitted carpet underfoot.

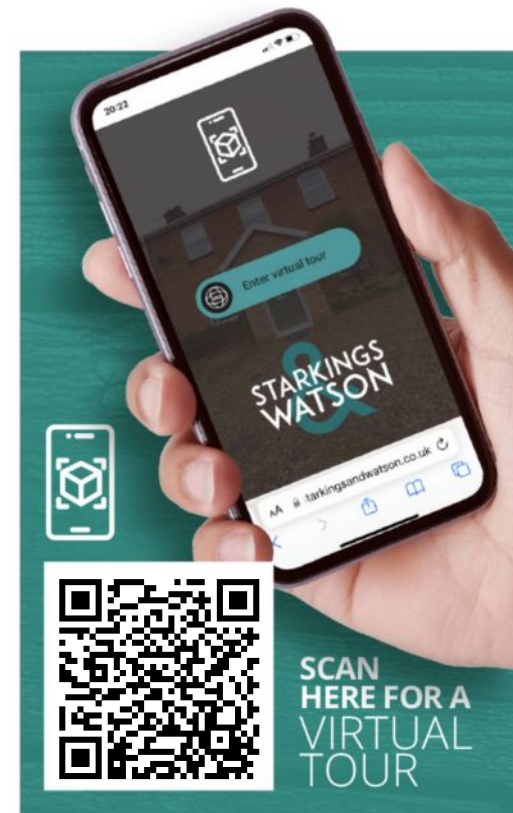
## FIND US

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What3Words : ///lands.hours.wriggled

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



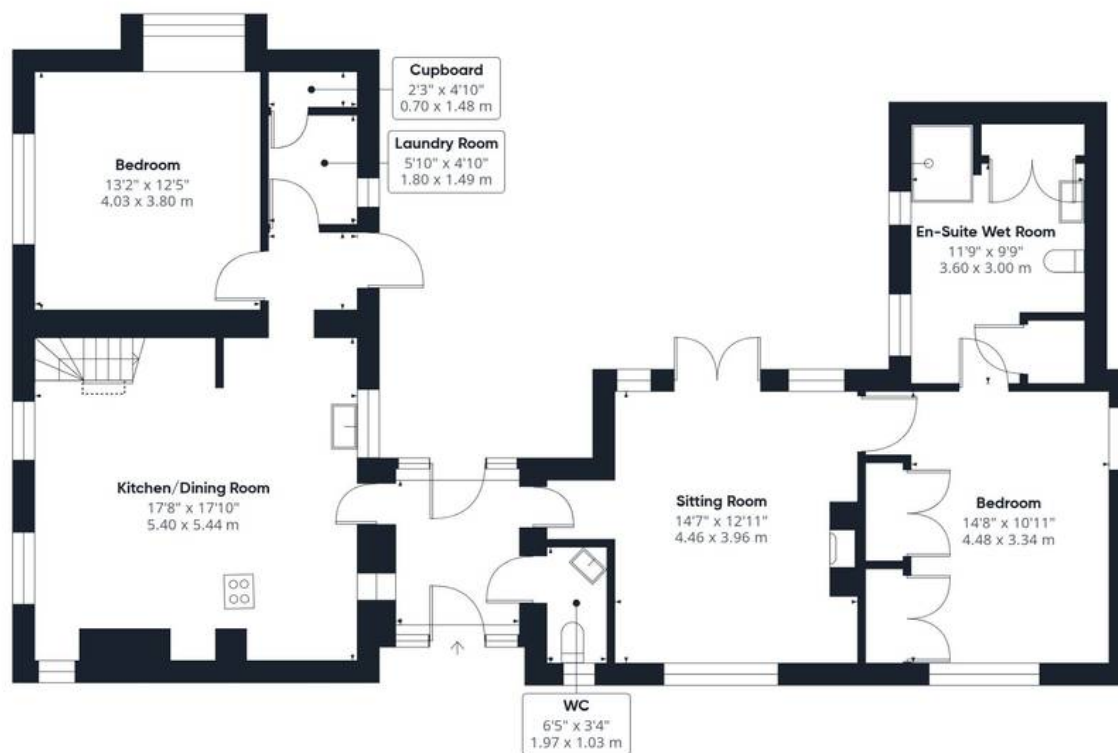




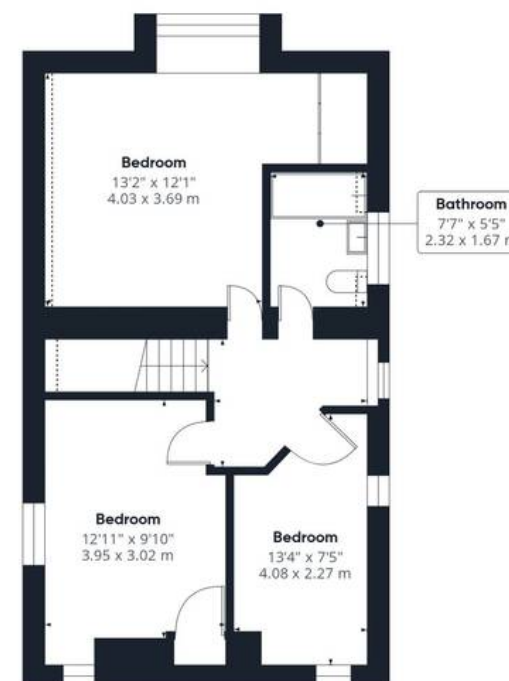
## THE GREAT OUTDOORS

A courtyard garden with an enclosed walled boundary can be found with French doors leading from the sitting room along with doors from the hall entrance and utility room. Laid to patio, the courtyard offers the ideal space for entertaining and alfresco dining, with a timber access gate to one side, along with an outside water supply. The main gardens can be found to the front and side of the property with fantastic views over the common in front. Enclosed with low level picket fencing and a timber five bar gate enclosing the plot, a timber shed offers storage to one side, whilst the oil tank is screened to the rear of the property. Huge potential exists to further enclose the space with the potential to include a garage or cart lodge - subject to planning.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1661 ft<sup>2</sup>

154.2 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • [lettingsteam@starkingsandwatson.co.uk](mailto:lettingsteam@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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